

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: December 16, 2009

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

FACSIMILE: (602) 255-0192

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

09-27672/0043327741

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Francisco Moreno and Martina Moreno
Debtors.

Wells Fargo Bank, N.A.
Movant,

vs.

Francisco Moreno and Martina Moreno, Debtors,
Constantino Flores, Trustee.

Respondents.

No. 2:09-bk-25730-RTB

Chapter 7

ORDER

(Related to Docket #18)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

...

...

1 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed
2 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
3 property which is the subject of a Deed of Trust dated May 28, 2004 and recorded in the office of the
4 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Francisco
5 Moreno and Martina Moreno have an interest in, further described as:

6
7 THE FOLLOWING REAL PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA:

8 LOT 179, RANCHO CIMARRON, ACCORDING TO THE PLAT OF THE RECORD IN THE
9 OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK
380 OF MAPS, PAGE 25.

10 APN: 304-21-207
11

12 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
13 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
14 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
15 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
16 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

17
18 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
19 to which the Debtor may convert.
20
21

22 DATED this ____ day of _____, 2009.
23
24

25
26 _____
JUDGE OF THE U.S. BANKRUPTCY COURT